

4208 Russell Ave, Los Angeles, CA 90027

\$4,500,000



Offering Summary:

Building size : 10,786 sqft

Lot size : 13,686 sqft

Zoning: LAR2

Laura Meldere

Real Estate Broker

Direct: (424) 394-2121

Email: Laurameldere@gmail.com

CA DRE# 01963657. NMLS #1911620 FL BK#3599904

Exclusive Commercial Real Estate Opportunity

4208 Russell, Los Angeles, CA 90027

\$4,500,000



Offering Summary:

Number of units:	13
Price per unit:	\$ 346K
Price/SF:	\$ 417
Living space	10,786 Sqft
Lot Size:	13,686 Sqft
Zoning:	R2

4208 Russell, Los Angeles, CA 90027

R E N T S

Russell Ave (4208)

1	Tenant Profiles	9/18/2024	at-will	2 Bed/2 Bath	Monthly	9/18/2024	3,100.00
2		8/10/2024	at-will	1 Bed/1 Bath	Monthly	8/10/2024	2,295.00
3		8/1/2011	at-will	1 Bed/1 Bath	Monthly	2/1/2026	1,247.73
4		3/1/2026	2/28/2027	1 Bed/1 Bath	Monthly	3/1/2026	2,295.00
5		10/1/2025	at-will	2 Bed/2 Bath	Monthly	10/1/2025	3,195.00
6		6/16/2025	6/15/2026	2 Bed/2 Bath	Monthly	6/16/2025	3,195.00
7		6/1/2021	at-will	1 Bed/1 Bath	Monthly	2/1/2026	1,203.17
8		2/23/2024	at-will	1 Bed/1 Bath	Monthly	2/23/2024	2,195.00
9		2/22/2025	at-will	1 Bed/1 Bath	Monthly	2/22/2025	2,195.00
10		6/1/2021	at-will	3 Bed/2 Bath	Monthly	2/1/2026	1,776.05
11		12/1/2017	at-will	2 Bed/1 Bath	Monthly	2/1/2026	1,938.44
12		5/1/2025	4/30/2026	2 Bed/1 Bath	Monthly	5/1/2025	2,895.00
14		2/15/2012	at-will	2 Bed/1 Bath	Monthly	2/1/2026	1,938.44

Total for Russell Ave (4208)

\$29,468.83

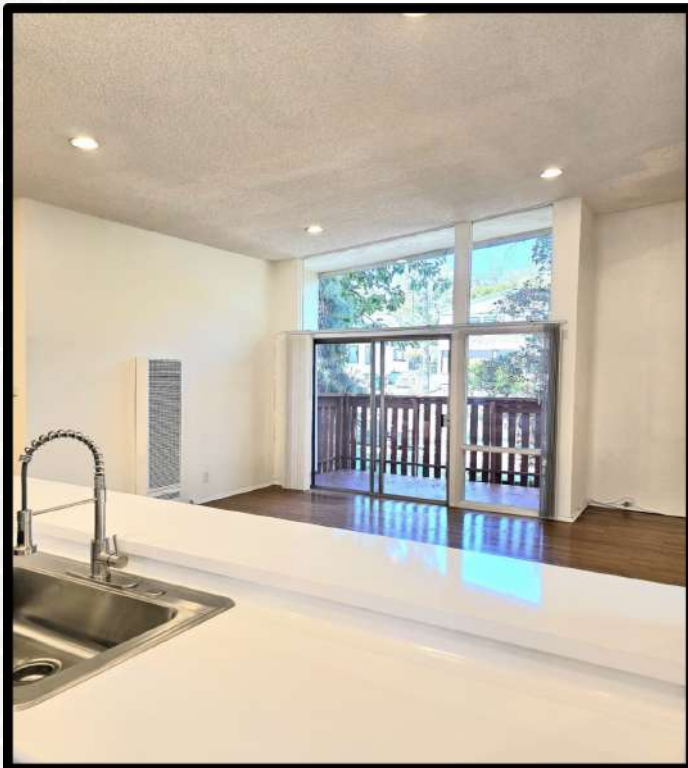
Gross income: \$353,616

Taxes 1.25% 2026	\$ 56,250
Insurance	\$ 8,028
Vacancy loss 3%	\$ 8,573
Maintenance	\$ 20,000
Utilities	\$ 11,700

NET income: \$249,065

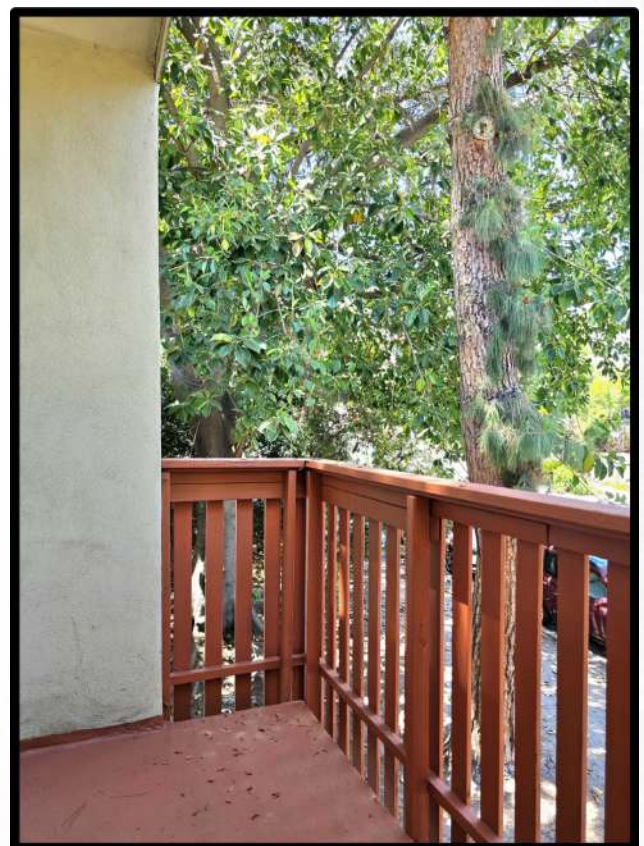
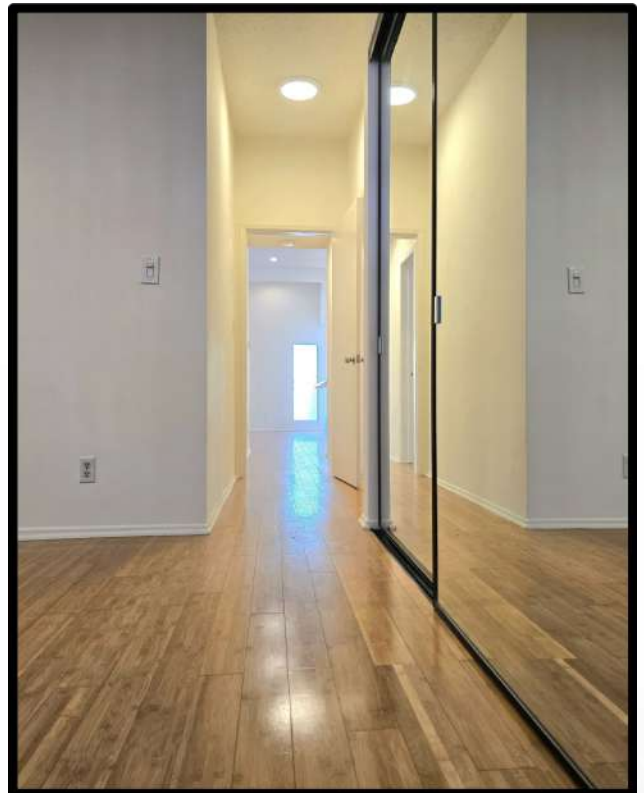
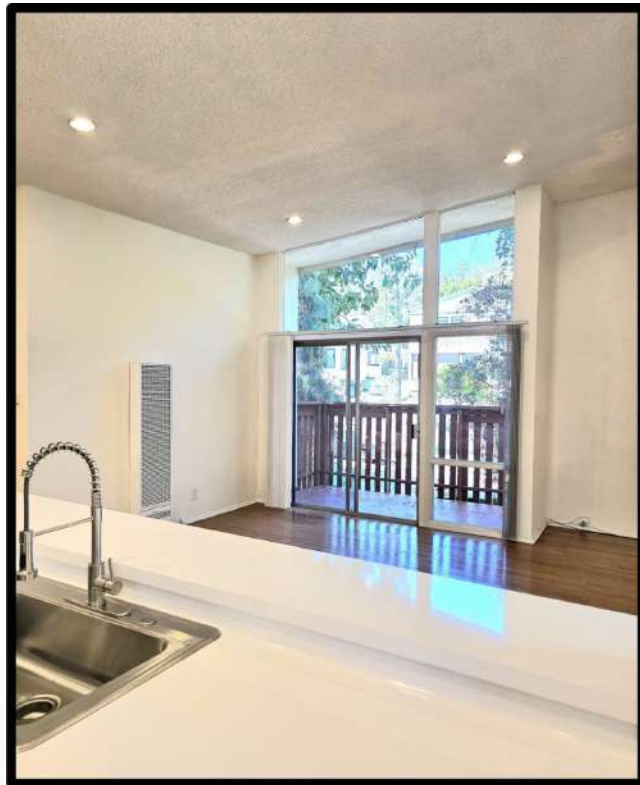
CAP 5.53%

Interior photos



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Interior photos



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